

SALE
\$1,295,000

SMALL BAY WAREHOUSE WITH EXPANSION POTENTIAL

4861 Winchester Boulevard, Frederick, MD 21703



QUICK FACTS

BUILDING AREA	3,200 ± SF + Oversized Shed
LOT SIZE	2.33 ± ac
ZONING	LI (Limited Industrial, Fredrick County)
STATUS	Tenant in place
LEASE TERMS	Inquire



Easy Access to US-340 and US-15



Established Industrial Corridor



Warehouse + Office, Storage and Yard



3 Drive-In Doors

Fitzgerald Realty Group, Inc. ("FRG"), as exclusive representative of the owner, is pleased to offer the opportunity to purchase a newly constructed free standing industrial investment property in an established industrial park. The property is currently leased to a well capitalized tenant who just expanded their lease area and now occupy 100% of the property. 4861 Winchester Blvd enjoys a highly desirable location in the well establish Stanford Industrial Park giving investors confidence in the long term viability of this asset.

All information contained herein is deemed reliable, but not guaranteed.



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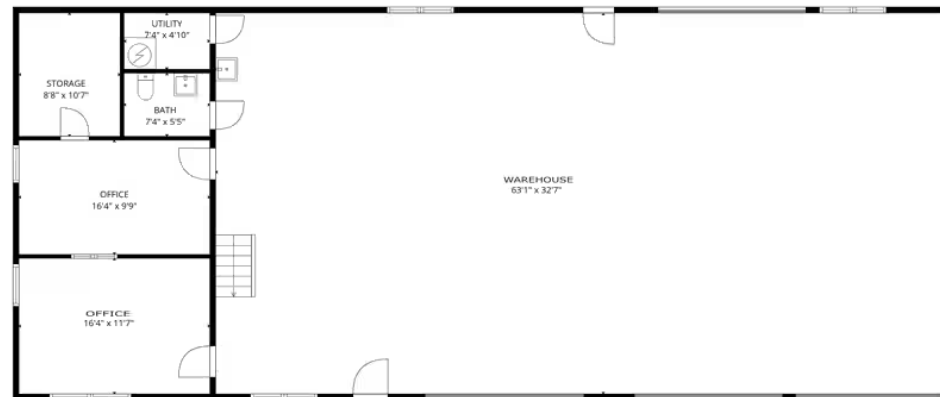
FLOOR PLAN

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2nd floor



1st floor

TOTAL: 3,200

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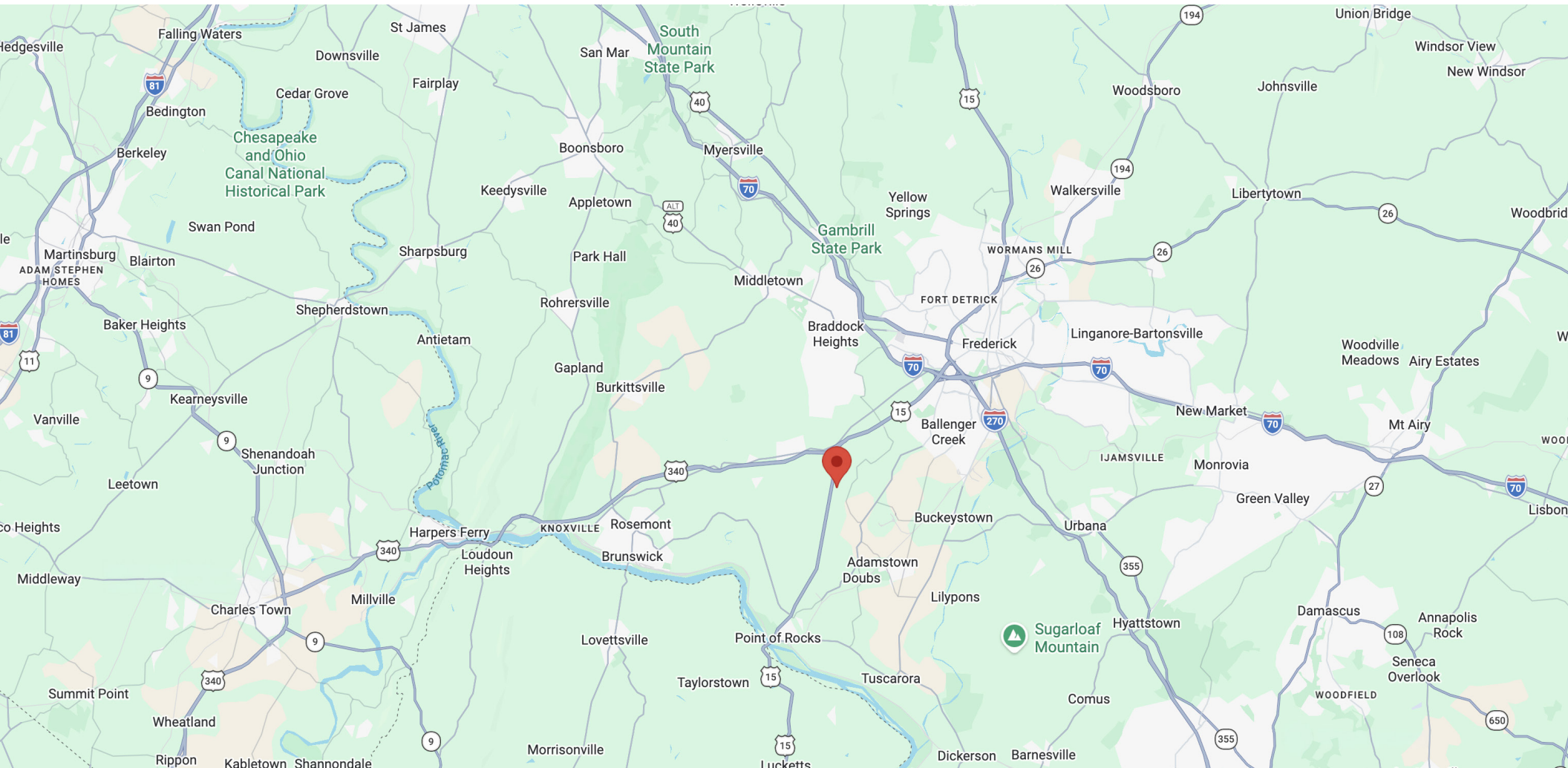
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MAP

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"Quality Real Estate Since 1976"

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PHOTOS

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